


**This document was signed electronically on September 30, 2014, which may be different from its entry on the record.**

**IT IS SO ORDERED.**

**Dated: September 30, 2014**



  
Pat E. Morgenstern-Clarren  
Chief Bankruptcy Judge

IN THE UNITED STATES BANKRUPTCY COURT  
NORTHERN DISTRICT OF OHIO

In RE:	Case No. 14-12820
Carl F. Zelenskask Charlene M. Zelenskask	Chapter 7
Debtors	Hon. Pat E. Morgenstern-Clarren

**ORDER GRANTING DEBTORS' AMENDED**  
**MOTION TO AVOID JUDICIAL LIEN**  
**ON RESIDENTIAL REAL ESTATE**  
11 U.S.C. §522(f)

This matter came on for hearing upon the Amended Motion to Avoid the Judgment Lien of JP Morgan Chase Bank, NA on the residence owned by the Debtors and located at 9715 Cardwell Avenue, Cleveland, OH 44105 pursuant to 11 U.S.C. §522(f)(1)(A), filed by the Debtors on July 1, 2014.

Movants have alleged that good cause for granting the amended motion exists and that the judicial lien holder, the Trustee, and all other necessary parties were served with the Amended Motion and with Notice of the deadline to oppose the Amended Motion. No party filed a response or otherwise appeared in opposition to the Amended Motion, or all responses have been withdrawn or overruled. For these reasons, it is appropriate to grant the relief requested.

IT IS THEREFORE, ORDERED, ADJUDGED and DECREED that the Amended Motion of the Debtors, Carl & Charlene Zelenskask to Avoid the Judgment Lien of JP Morgan Chase Bank, NA, pursuant to 11 U.S.C. §522(f)(1)(A), be and hereby is granted.

IT IS FURTHER ORDERED, that upon the Debtors obtaining a discharge in the within proceeding, the Judgment Lien filed for JP Morgan Chase Bank, NA for record on March 3, 2009 in Cuyahoga County Common Pleas Case #09-JL-363293 is avoided.

IT IS FURTHER ORDERED that the filing of a certified copy of this Order and a certified copy of the Discharge Order with the appropriate state or county office, together with the payment of any fees due, shall act as a release and satisfaction of the judicial liens identified above.

# # #

/s/ Marc E. Dann

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Attorney for Debtors

#### INSTRUCTIONS FOR SERVICE

Please serve the following:

US Trustee's Office

Via email [trustee@usdoj.gov](mailto:trustee@usdoj.gov)

Virgil Brown

Chapter 7 Trustee

Via email @ [virgil@vebtrustee.com](mailto:virgil@vebtrustee.com)

The Dann Law Firm Co., LPA

Attorney for Debtors

Via email @[notices@dannlaw.com](mailto:notices@dannlaw.com)

Via regular US Mail to:

Beth Miller

110 Polaris Parkway, # 302

Westerville, OH 43082

James Dimon, CEO

JP Morgan Chase Bank, NA

ATTN: Office of the Secretary

270 Park Avenue, 38th Floor

NY, NY 10017

Carl & Charlene Zelenskas

9715 Cardwell Avenue

Cleveland, OH 44105